



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING BOARD AGENDA

Council Chambers, 93 Highland Avenue at Somerville City Hall, Somerville MA
Thursday, April 18, 2019
6:00 P.M.

Previously Opened Cases Continued to a Future Date

<u>346 Somerville Avenue (PB 2019-08):</u>	
Applicant:	346 Somerville Avenue, LLC
Property Owner:	Palmac Realty Corp
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, 346 Somerville Avenue, LLC, and Owner, Palmac Realty Corp, seek Special Permits and Special Permit with Site Plan Review (SPSR) to construct a 100-unit residential structure with inclusionary housing. SZO sections and articles including §4.4.1, §8.5, §7.11, Article 9, Article 13. CCD55 zone. Ward 2.
Date(s) of Hearing(s):	3/7, 4/4
Staff Recommendation:	None at this time.
PB Action:	Voted on March 7, 2019 to continue to May 2, 2019.
Current Status:	Continued to May 2, 2019.

Previously Opened Cases to Request a Continuance

<u>176-182 Broadway (PB 2017-22)</u>	
Applicant:	Yihe Patsy's Corporation
Property Owner:	Yihe Patsy's Corporation
Agent:	Richard DiGiralomo
Legal Notice:	Applicant and Owner, Yihe Patsy's Corporation, seeks a Special Permit with Site Plan Review (SPSR) to construct a 26-unit mixed-use building with commercial space along the street frontage and residences above. CCD-55 zone. Ward 1.
Date(s) of Hearing(s):	6/21, 8/23, 10/4, 11/8, 11/29, 12/13, 1/9, 1/24, 2/7, 2/21, 3/7, 3/21, 4/4, 4/18
Staff Recommendation:	Conditional approval
PB Action:	Voted on March 21, 2019 to continue to April 18, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to May 16, 2019.

<u>300 Somerville Avenue (PB 2018-21):</u>	
Applicant:	Elan Sassoon
Property Owner:	300 Somerville Avenue, LLC
Agent:	Richard DiGirolamo
Legal Notice:	Applicant, Elan Sassoon, and Owner, 300 Somerville Avenue, LLC, seek Special Permits, Special Permit with Design Review and Special Permit with Site Plan Review to convert an existing church structure to 10 residential units with first floor commercial through the internal re-configuration of existing space and construction of additions/Gross Floor Area. Relief under SZO §4.4.1, 7.11, Article 9 and Article 13. CCD-55 zone. Ward 2.
Date(s) of Hearing(s):	3/21, 4/4, 4/18
Staff Recommendation:	No recommendation at this time.
PB Action:	Voted on March 21, 2019 to continue to April 18, 2019.
Current Status:	The Staff anticipates the Applicant will request a continuance to May 2, 2019.

Previously Opened Cases That Will Be Heard:

<u>10-50 Prospect Street (PB 2019-03)</u>	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	Not Available
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to create an alley on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) as proposed in the previously approved Coordinated Development Special Permit. TOD 100 and CCD 55-C underlying zoning district. Union Square Overlay District and CC7, HR, and MR4 sub districts. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	None at this time.
PB Action:	Voted on April 4, 2019 to continue to April 18, 2019.
Case Status:	Will be heard.

<u>10 Prospect Street (PB 2019-04)</u>	
Applicant:	Union Square RELP Master Developer LLC
Property Owner:	The City of Somerville and the Somerville Redevelopment Authority
Agent:	Not Available
Legal Notice:	Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to construct a commercial building on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) as proposed in the previously approved Coordinated Development Special Permit. TOD 100 underlying zoning district. Union Square Overlay District and CC7 sub district. Ward 2.
Date(s) of Hearing(s):	4/4, 4/18
Staff Recommendation:	None at this time.
PB Action:	Voted on April 4, 2019 to continue to April 18, 2019.
Case Status:	Will be heard.

New Cases That Will Be Heard:

<u>102-104 Broadway: (PB 2019-12)</u>	
Applicant:	Gauchao Brazilian Cuisine, LLC
Property Owner:	Luis A. & Blanca M. Morales
Agent:	N/A
Legal Notice:	Applicant, Gauchao Brazilian Cuisine, LLC, and Owners, Luis A. & Blanca M. Morales, seeks a special permit under SZO §6.1.22 to expand the existing restaurant into the adjacent market and a special permit under SZO §9.13 for parking relief. CCD-55 Zone. Ward 1.
Date(s) of Hearing(s):	4/18
Staff Recommendation:	Conditional approval
PB Action:	--
Case Status:	Will be heard.

Other Business

ADOPTION OF A NEW SOMERVILLE ZONING ORDINANCE TO SUPERSEDE THE CURRENT ZONING ORDINANCE AS ORIGINALLY ADOPTED ON MARCH 23, 1990.

A proposed amendment to the Somerville Zoning Ordinance related to the protection of Significant Trees.

A proposed amendment to the Somerville Zoning Ordinance, submitted by 18 registered voters, to add a new Section 17.8, regarding open space requirements for mid-rise and high-rise buildings.

A proposed amendment to the Somerville Zoning Ordinance regarding Useable Open Space.

- Meeting Minute Approval
 - February 21, 2019 meeting minutes
 - March 7, 2019 meeting minutes

Plans and reports are available at the City of Somerville website at the following link:
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

